

# WASHINGTON COMMUNITY BULLETIN



## **Gordon St School Survey - Respond Now**

At the November 2020 City Council meeting, Council voted to authorize funding a feasibility study for redeveloping the property at 305 Gordon St, "Gordon St School" site. The City of Washington has hired the Sizemore Group to conduct the study. We need your feedback to help guide this process. Please answer the survey below today. See below for some frequently asked questions.

### **Q: Haven't we done this before?**

A: No. This will be the first feasibility study done on the property, although you may remember a public input process that was done in 2012. The City of Washington works with a group of planners called a regional commission which helps cities throughout the Central Savannah River Area (CSRA). Every city in the state works with a regional commission. They provide planning and grantwriting expertise to cities who can't afford to staff it in house. In 2012 the CSRA Regional Commission and the Urban Redevelopment Authority conducted a public comment session to capture public sentiment on a general site plan for the Gordon Street property. This input was used for the Southwest Washington Urban Redevelopment Plan 2 (URP 2), a planning document that was required for the City to be eligible for the 2016 Redevelopment Community Development Block Grant that prepared the site for redevelopment.

### **Q: How is this study different?**

A: The forthcoming study will produce a different type of document more focused on what uses are feasible on the site, their associated costs, and how they may be funded, but like the URP2, the feasibility study relies on the public input to inform the project planners of appropriate use.

### **Q: So what is the URP2?**

A: A document like the URP2 is a general planning tool required by law in accordance with the state of Georgia's Urban Redevelopment Act (O.C.G.A. 36-61-1 et. sequ) for an Urban Redevelopment Authority to keep on file and used as reference for redevelopment activity. You need a planning document to be eligible for grants, and the plan is used to promote housing development and reinvestment while addressing associated public infrastructure deficiencies and, unsightly and hazardous private property conditions. Through the planning process, strategies have also been developed to promote business growth within the study area. It is considered step 1 of the redevelopment process, for use by government entities. .

### **Q: Where can I find a copy of the URP2?**

A: It is available on the Community Development page of the City's website. This page has been in existence since 2012, the document was published May 2013.

**Q: What is a feasibility study?**

A: A feasibility study adds valuable information to the existing plan that investors are interested in. It considers demographics, site, public input, potential partners, cost to redevelop a property and potential funding sources, and makes recommendations on what commercial activity will be viable for the property. Developers often require a feasibility study before beginning a project. A feasibility study is a marketing tool, intended for use by the private sector. It is step 2 of the process.

**Q: What do you plan to do with the property?**

A: Whatever the public tells us they will support through participation in this survey and which aligns with feasible site uses. All options are on the table. We need you to express your preference for what direction the project takes.

**Q: Who is the Sizemore Group?**

A: The Sizemore Group is an Atlanta based design and planning firm that designs public spaces that inspire the best in culture, shape unique communities and improve lives. They seek through inclusive planning processes to give every project a spirit of community and shared values.

**Q: Where can I find the survey link?**

It can be found by scanning the below QR code, online on the City of Washington's homepage, and by following the City of Washington's Facebook page: [facebook.com/cityofwashingtongeorgia](https://facebook.com/cityofwashingtongeorgia). It will also be published in the News Reporter, and in the City's January utility bill newsletter.

**Q: How do I participate?**

A: Answer the survey by 5:00 pm on January 21 2021., and SHARE!

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